

HERITAGE COMMISSION

Draft Minutes

May 6, 2010

The Heritage Commission held its regular monthly meeting in the City Council Chambers at 37 Green Street, Concord, New Hampshire, on Thursday, May 6, 2010, at 4:30 p.m.

1. Call to Order and Seating of Alternates:

Chairperson Donovan called the meeting to order at 4:35 p.m.

Present at the meeting were Chairperson Donovan, Vice Chairperson Frederick Richards, and members Steve Shurtleff, Dr. Bryant Tolles, Elizabeth Durfee Hengen, Carol Durgy Brooks, and Robert V. Johnson, II. City Planner Douglas Woodward, City Engineer Edward Roberge, and Administrative Specialist Donna Muir were also present. Absent from the meeting were Committee Members James McConaha and Marilyn Fraser.

Chairperson Donovan elevated the alternate members to full member status for the meeting.

2. Minutes of the April 1, 2010 meeting:

The Commission considered the minutes of the April 1, 2010, Heritage Commission meeting. A motion was made by Mr. Shurtleff to accept the minutes as presented and seconded by Dr. Tolles. Chairperson Donovan asked if there was any discussion regarding the minutes. The motion accepting the minutes of the April 1, 2010, meeting passed unanimously.

3. New Business:

North State Street Granite Culverts:

Chairperson Donovan introduced City Engineer Edward Roberge, who provided the Heritage Commission with an in-depth presentation of Phase III of the North State Street Corridor project, from Lake Street to Palm Street, including the proposed demolition and/or repair to a number of granite culverts located within this area. This phase of the North State Street Corridor project will continue with a two-lane road with a dedicated bike lane and a sidewalk on one side of the road. From Calloway Drive to the City's Combined Operations and Maintenance Facility (COMF), the road will have two three-lane sections.

Mr. Roberge explained that there was an old public well site and a couple of granite troughs located in the work area as well. At Lake Street, an old public well site sits on a small hill a few feet from the road. Just below this well site is a granite trough that Engineering will clean up and reuse in the roughly the same area. Mr. Roberge stated that there were a lot of invasive vines in the area that will be cleaned up as well. Suggestions were made to build a granite wall behind the trough to make it more prominent or to build granite benches for the bus stop in that area. Another idea was to include both the well site and the trough into one design, with the well feeding into the trough. Mr. Roberge stated that the water from the well was not suitable to drink, but could be used to feed the trough. He also said that he would keep some of these ideas in mind when working on this area.

At the Hood Plant, there is another trough that sits on the curb line and needs to be moved back from the road. Mr. Roberge said that when the trough is lifted to move it, they will turn it around, so that the broken corner isn't presented to the road. He said that flowers are currently planted in the trough, but he is unsure who has been maintaining the flowers.

There are a number of culverts located in the area to be repaired; at some of the sites, Engineering will be able to salvage the granite retaining walls, while at other sites, the culverts and retaining walls are beyond repair. The first drainage area is at Swenson Granite and the old stone masonry wall and box culvert need to be replaced. The short retaining wall at this location has lost its front corner and has been shored up and modified numerous times. The plan here is to replace the culvert and use a Redi-Rock retaining wall. Mr. Roberge stated that because of the lack of right-of-way, they will be unable to duplicate the wall using the removed granite stones.

Located at Dolan Street, another box culvert needs replacing, as it is beyond salvaging. At the Hood Plant, an 18' x 18' box culvert with a granite retaining wall is in good shape. The culvert needs to be replaced, but the granite retaining wall is in good shape and can be salvaged. Further south at 296 North State Street, the 24-foot deep box culvert is structurally okay, but outside of the State Street right-of-way it needs replacement.

The Elgland property at 472 North State Street has old stone walls along the driveway and a 7' x 5' wide box culvert, located about 20 feet from the roadway, which is in disrepair. Downstream there is another culvert about 6' x 9.5' in size. At this smaller culvert, there are common walls which were part of the old mill buildings and a rod which supported a water wheel. Below where the water wheel was located, there is an 18 foot drop to another lower 4' x 5' culvert. Mr. Roberge stated that during the May 2006 flood, much of the property was washed out and there is a portion of the property where the land washed away leaving a huge gully. It will be a challenge to repair the walls; however, the plan is to remove all the granite stones and repair the culvert, then rebuild the wall utilizing the granite stones that were removed.

Vice Chair Richards stated that he needed to leave the meeting and commended Mr. Roberge for bringing a preservation sensitivity to the projects within the city.

[Vice Chair Richards left the meeting at 5:45 p.m.]

Mr. Roberge asked if anyone had suggestions as to the direction to go in once the work at the Elgland property culverts were finished. He stated that the house would be demolished and the area cleaned up prior to the work on the culverts. One suggestion was to build a trail with space opening up to the trail head at the back of the property. Mr. Roberge stated that once the work is finished, he would get together with City staff to discuss the open space plans.

Mr. Shurtleff stated that a 1903 map shows that there is a cemetery located on the property. Mr. Roberge said that an environmental assessment would be done prior to the work commencing. He also stated that where the cemetery is located on the flat upland area and there would not be any work performed there.

Ms. Brooks asked whether the house has been looked at from a historic perspective. Mr. Roberge stated that the house is in significant disrepair, but Engineering will return to the Heritage Commission for demolition review prior to the property being demolished. He also stated that house sits on what was part of the old mill site. The

house on the street side is at street level, but in the back it is three levels below the street. The City's Code Administration is concerned about the stability of the property.

Ms. Hengen suggested that prior to the work being completed on all the culverts a pictorial record should be made. Mr. Roberge stated that he has a lot of pictures from early spring that he could provide for the record.

Chairperson Donovan asked when the work would begin. Mr. Roberge said that the work will begin this summer on Phase III and will include the Elgland property.

Chairperson Donovan thanked Mr. Roberge for his presentation and for keeping the Heritage Commission updated on these projects. Mr. Roberge said that once Engineering was at a point of designing the areas with the troughs and well site, he would return to the Heritage Commission for their input.

Ms. Hengen stated that she needed to leave the meeting, but wanted to thank the Heritage Commission for their confidence in her in their selections of her as the consultant for the Certified Local Government grant.

[Ms. Hengen left the meeting at 6:00 p.m.]

Proposed Subdivision Regulations:

Chairperson Donovan stated that Mr. Johnson requested that the Heritage Commission hold a discussion of the proposed new subdivision regulations. Mr. Woodward stated that the new draft subdivision regulations were submitted to the Planning Board for their review. The draft regulations are online on the City's Planning Board website. Mr. Woodward stated that he didn't believe that there was much in the draft subdivision regulations that is of interest to the Heritage Commission, as most of the regulations pertain to street drainage, land subdivision, and what is required to be included on the subdivision plats. He stated that perhaps there might be an archeological impact on some of the historic properties within the city. It was suggested that there have been a few times in which the Planning Board has sought input from the Heritage Commission – when cellar holes or grave sites have been found; the farmhouse at Abbott Village; and the school house and garage on Break O' Day Drive. Mr. Woodward suggested that he would look through the draft subdivision regulations to see if there is anything specific that would relate to the Heritage Commission.

4. *Old Business:*

Demolition Review:

Chairperson Donovan stated that a demolition review was done at 251 Pleasant Street, which is the site of the white farm house and barn at the front of the Dartmouth Hitchcock Clinic property. While the Heritage Commission members were at the site, they were able to talk with a person from the Hitchcock Clinic, who stated the Clinic is looking to build a parking lot on the lower side of where the house and barn stands currently. Mr. Donovan stated that there is a public hearing scheduled for next week to see if there is any public interest in the building. Mr. Johnson stated that the interior of the house is not as impressive as the outside. While looking at the back of the house and barn from the entrance to the Clinic, Mr. Johnson stated that the roof line is unique, with a salt box design on the barn and a removed eve on the back side of the house. Chairperson Donovan stated that the barn and the house were built in the 1840s to 1850s. He also stated that the property is in good shape, but there is nothing special about it. Mr. Woodward suggested that the house and barn could be offered

to someone who would be interested in moving it. Mr. Johnson felt that the house and barn really didn't have enough value for anyone to be interested in moving the buildings. It would be appropriate to refurbish them on site to be used by the Clinic for storage and/or meeting space.

There being no further business or discussion, a motion was made by Mr. Johnson and seconded by Mr. Shurtleff to adjourn the meeting. The Chairman adjourned the meeting at 6:25 p.m.

A TRUE RECORD ATTEST:

Donna Muir
Administrative Specialist
Planning Division